PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 BO2 3 C 1 (301.1) TO PERMIT A SIDE YARD OF 3 FEET IN LIEW OF THE REQUIRED 7/2' FOR THE CONSTRUCTION OF A CARPORT of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the folk wing reasons: (indicate hardship or practical difficulty)

Elderly people who cannot climb steps easily, need protected area from the elements.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): LAMES J. FOWBLE hames & Forble 200 BK 11000 KM. JENNIE M. FOWBLE Jamie by Fowler Item 177 2807 PAGE DRIVE 284-5715 or Print Name) DUNDOFK, MD.
City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted LES DAVIS " PITTSBURGH CONST.

ORDERED By The Zoning Commissioner of Baltimore County, this _____2nd_____ day of _________, 19_85_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Conmissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ___14th_____ day of __February_____, 19_85_, at 10:45_ o'clock

BALTIMORE, Md. 21215 358-3700

6301 REISTERSTOWN ROAD

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

Attorney's Telephone No.:

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

1/28/85

Re: Zoning Advisory Meeting of 1/2/85 Item # 177
Property Owner: James J. Fowble, etuy
Location: 3/5 Page Drive
Wy Placewood Rd.

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X)There are no site planning factors requiring comment. (X) There are no site planning factors requiring comment.
 ()A County Review Group Meeting is required.
 ()A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
 ()This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
 ()A record plat will be required and must be recorded prior to issuance of a building permit.)The access is not satisfactory.
)The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
)Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
)The amended Development Plan was approved by the Planning Board On

Landscaping: Must comply with Baltimore County Landscape Manual.

The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
The property is located in a traffic area controlled by a "D" levil
intersection as defined by Bill 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.

RE: PETITION FOR VARIANCE S/S of Page Dr., 97.5' W of the Centerline of Pinewood Rd. (2807 Page Dr.), 12th District

OF BALTIMORE COUNTY

JAMES J. FOWBLE, et ux, : Case No. 85-229-A Petitioners

> ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the

above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 30th day of January, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James J. Fowble, 2807 Page Drive, Dundalk, MD 21222, Petitioners; and Mr.

Les Davis, c/o Pittsburgh Construction, 6301 Reisterstown Rd., Baltimore,

MD 21215, who requested notification.

March 4, 1985

Re: Item #177 (1984-1985)

Pinewood Rd.

The following comments are furnished in regard to the plat submitted to this

office for review by the Zoning Advisory Committee in connection with the subject

The Petitioner must provide necessary drainage facilities (temporary or

Development of this property through stripping, grading and stabilization

could result in a sediment pollution problem, damaging private and public holdings

permanent) to prevent creating any nuisances or damages to adjacent properties,

especially by the concentration of surface waters. Correction of any problem

which may result, due to improper grading or improper installation of drainage

downstream of the property. A grading permit is, therefore, necessary for all

facilities, would be the full responsibility of the Petitioner.

grading, including the stripping of top soil.

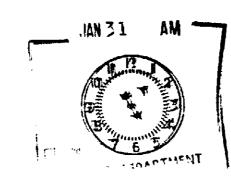
As no public facilities are involved, this office has no comment.

Acres: 50 x 120

District: 12th

Property Owner: James J. Fowble, et ux

S/S Page Dr., 97.5' W. from centerline



HARRY J. PISTEL, P. E.

Mr. Arnold Jablon Zoning Commissioner

County Office Building

Towson, Maryland 21204

DIRECTOR

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS

TOWSON, MARYLAND 21204

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON MARYLAND 21204-2586 494-4500

85-229-A

PAUL H. REINCKE

January 7, 1985

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: James J. Fowble, et ux

Location: S/S Page Drive 97.5' W. from c/l Pinewood Road Zoning Agenda: Meeting of 1/2/85 Item No.: 177

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Your petition has been received and accepted for filing this 2nd IKE day of January , 1985.

Petitioner James J. Fowble, et ux Received by Micholas B. Commodari

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Zoning Commissioner

Chairman, Zoning Plans Advisory Committee

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

 The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER (att 1) 1 1 1-7-85 Approved: Roy W. Kenner
Playling Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mr. James J. Fowble COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 2807 Page Drive Baltimore, Maryland 21222

Nicholas B. Commodari

MEMBERS

Bureau of Engineering Department of Traffic Engineering

State Roads Commiss Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration Industrial

RE: Item No. 177 - Case No. 85-229-A Petitioner - James J. Fowble, et ux Variance Petition

February 5, 1985

Dear Mr. Fowble:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approtateness of the zoning action requested, but to assure regard to the development plans of plans or problems with this case. The Director of Planning may file a written as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be filing on the hearing file. This petition was accepted for hearing scheduled accordingly.

Very truly yours,

Bechelas B. Canmadari. NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

Enclosures

NBC:bsc

cc: Les Davis Pittsburgh Construction 6301 Reisterstown Road Baltimore, Maryland 21215

BALTIME COUNTY
DEPARTMENT OF PERMITS & LICENSES 10WSON, MARYLAND 21204

TED ZALESKÍ, JR.

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Jablons

Comments on Item #177 Zoning Advisory Committee Meeting are as follows:

Property Owner: James J. Fowble, et ux Location: S/S Page Drive 97.5' W. from c/l Pinewood Road Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a side yard setback of 3 in lieu of the required 72' for a carport.

50 x 120

All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 SECOCKE EXECUTE TAXABLE FOR EXECUTE AND ADDRESS and other applimiscellaneous

B. A building/& other permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two
Family use group of an adjacent lot line shall be of one hour five marieties

Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall it required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classificat on of Table 401.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeaks Ave.,

Yery truly yours,

cc: File

JAM:EAM:REC:ss

)Additional comments:

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would would would received the compliance with the Baltimore County Zoning Regulations would would receive the compliance with the Baltimore County Zoning Regulations would receive the compliance with the Baltimore County Zoning Regulations would receive the compliance with the Baltimore County Zoning Regulations would receive the compliance with the Baltimore County Zoning Regulations would receive the county Zoning Regulation receive the county Zoning Regulation received the co result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /ghandaxnex be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of ______, 19.85___, that the harring Petition for Zoning Variance to permit a side yard setback of 3 feet instead of the required 71 feet be and the same is hereby GRANTFD, from and after the date of this Order, subject to the following:

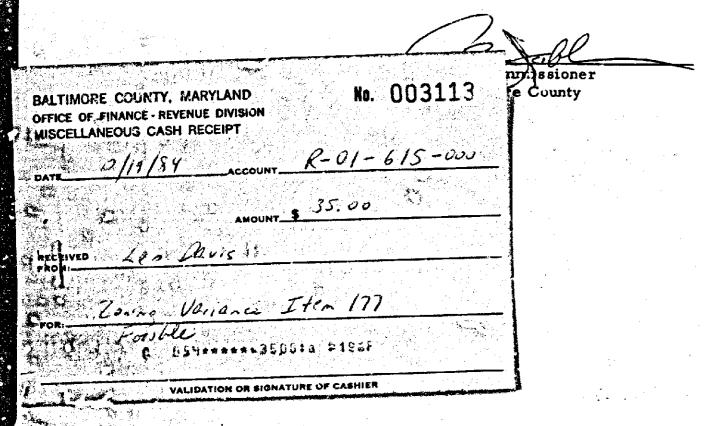
> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Mr. and Mrs. James J. Fowble 2807 Page Drive Dundalk, MD 21222

> NOTICE OF HEARING RE: Petition for Variance 8/8 Page Drive, 97.5' W of the c/l of Pinewood Rd. (2807 Page Dr.) James J. Fowble, et ux - Petitioners Case Fo. 85-229-XA

TIME: 10:45 a.m. DATE: Thursday, February 14, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Mr. Les Devis Pitteburgh Construction 6301 Reisterstown Road Baltimore, MD 21215



PETITION FOR VARIANCE

12th Election District

LOCATION:

South side of Page Drive, 97.5 feet West of the centerline of Pinewood Road (2807 Page Drive)

DATE AND TIME:

Thursday, February 14, 1985 at 10:45 a.m.

PUBLIC HEARING:

Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 3 feet in lieu of the required 7½ feet for the construction of a

Being the property of James J. Fowble, et ux the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

ORIGINAL

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, 1/24 . 19 85 Maryland, appearing on

> The Baltimore County Journal, A. Lever

62011

CERTIFICATE OF POSTING CONING DEPARTMENT OF BALTIMORE COUNTY

10:49 AM

Date of Posting 1/28/85 District 12.14 Posted for: Dariance To parmit side Ad sathact, less than required Petitioner: James J. Fowble, at 4x Location of property: 5/5 Paga Prive 97.5' W of Pinewood Rd. 2807 Page Prive 21222 Location of Signe Favra Page Drive, Appres 20' fr. 100 6 May , on proporty of pertitioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date February 5, 1985

Norman E. Gerber, Director FROM Office of Planning and Zoning

Zoning Petition Nos. 85-219-A, 85-220-A, 85-221-A, 85-223-A, SUBJECT 85-224-A, 85-225-A, 85-228-A, 85-229-A, and 85-230-A

There are no comprehensive planning factors requining comment on these petitions.

Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

February 4, 1985

Mr. and Mrs. James J. Fowble 2807 Page Drive Dundalk, Maryland 21222

RE: Petition for Variance S/S Page Drive, 97.5' W of the c/l of Pinewood Road (2807 Page Dr.) James J. Fowble, et ux - Petitioners Case No. 85-229-A

Dear Mr. and Mrs. Fowble:

LOCATION: South side of Page Drive, 97.5 feet West of the centerline of Pinewood Road (7907 Page Drive) DATE AND TIME: Thursday, February 14, 1888, at. 10;45

This is to advise you that \$41.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Advertising and Posting Case No. 85-279-4		for the second second second second			₽g	Commission
Advertising and Posting Case No. 85-229-4	DATE 2/13/	85 ACCOUNT	R-01-615-000			
Alvertising and Posting Case No. 85-279-4		AMOUNT.	\$41. 00			
Aivertising and Posting Case No. 85-229-4	RECEIVED Pitt			-		
Alvertising and Posting Case No. 85-229-4	·	en gerief de la company La company				
(James J. Yowble, or uv:	FOR: Alverti	sing and Posting C	ase Vo. 85-229	-A]	
(James J. Fowble, et ux) ,8 8055**********************************	···(18968	J. Fowble, et ux)		-A		

ZONING DESCRIPTION 2807 PAGE DRIVE

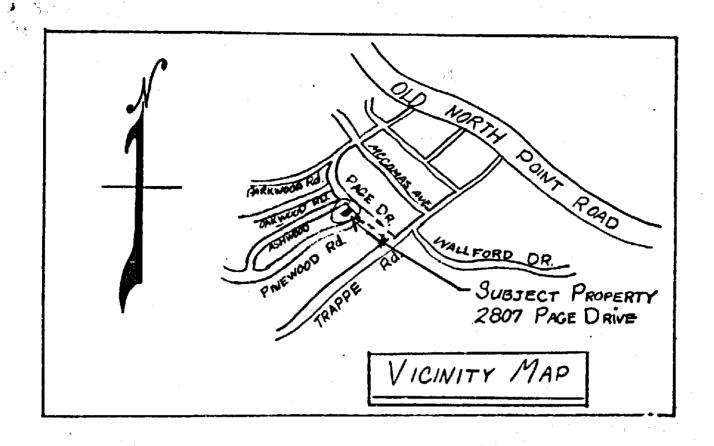
BEGINING ON THE SOUTH SIDE OF PAGE DRIVE 55' WIDE AND 97.5' WEST OF THE CENTERLINE OF PINEWOOD ROAD BEING KNOWN AND DESIGNATED AS LOT NO. 364, BLOCK 06, AS SHOWN ON THE PLAT TITLED GRAY MANOR #2, WHICH PLAT IS RECORDED AMOUNG THE LAND RECORDS OF BALTIMORE COUNTY IN THE PLAT BOOK NO. 13, FOLIO 034 THE IMPROVEMENTS THEREON BEING KNOWN .15 2807 PAGE DRIVE IN THE 12 TH ELECTION DISTRICT D.R. 5.5 ZONING DISTRICT.

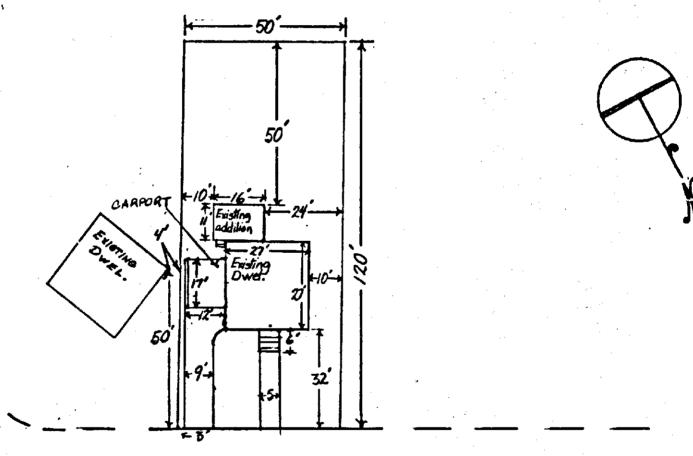
CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

THE JEFFERSONIAN,

Cost of Advertising





Page drive (55 R/W) PINEWOOD ROAD -+

Plat For Zoning Variance

OWNER - JAMES & JENNIE FOWBLE

DISTRICT - 12, ZONED, D.R. 5.5

SUBDIVISION - GRAY MANOR

LOT 364 BLOCK 06 BOOK NO. 13 FOLIO 034

EXISTING UTILITIES IN PAGE DRIVE

SCALE 1"*30"

1177

PARAGON KOS 56 3242 GERMANY

OS & A STATE OF THE STATE OF